



27 CARDIFF STREET, ABERDARE, CF44 7DP

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Graig Place

Aberdare, CF44 7RE

£435,000

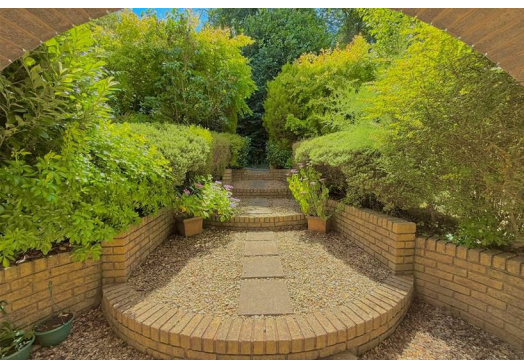


Nestled in the charming area of Graig Place, Aberdare, this stunning detached house offers a perfect blend of modern living and scenic beauty. Built after the year 2000, the property boasts a spacious layout with three inviting reception rooms, ideal for both entertaining guests and enjoying family time. With four generous bedrooms, there is ample space for everyone, ensuring comfort and privacy.

The house features three well-appointed bathrooms, providing convenience for busy mornings and family life. A highlight of this property is the conservatory, which offers breath taking views over the valley, creating a serene space to relax and unwind. The surrounding landscape is truly picturesque, making it a delightful retreat from the hustle and bustle of everyday life.

For those who value practicality, the property includes off-road parking for up to three vehicles, along with a garage for additional storage. The options for garden space allow for personalisation, whether you wish to cultivate a vibrant garden or create a tranquil outdoor area for leisure.

Situated close to local amenities, parks, schools, and the town centre, this home is perfectly positioned for families and individuals alike. The combination of beautiful views, spacious living areas, and convenient location makes this property a rare find in Aberdare. Do not miss the opportunity to make this lovely house your new home.



Entrance Hall

Living Room 13'7 x 25'9 (4.14m x 7.85m)

Dining Room 14'6 x 11'6 (4.42m x 3.51m)

Conservatory 20'2 x 12'2 (6.15m x 3.71m)

Kitchen/Diner 13'8 x 13'5 (4.17m x 4.09m)

Utility Room 11'5 x 7'7 (3.48m x 2.31m)

Downstairs W/C 5'6 x 4'2 (1.68m x 1.27m)

Bedroom 1 15'6 x 14'9 (4.72m x 4.50m)

En Suite 9'8 x 7 (2.95m x 2.13m)

Bedroom 2 14'3 x 13'5 (4.34m x 4.09m)

Bedroom 3 13'9 x 11'2 (4.19m x 3.40m)

Bedroom 4 12'1 x 11'5 (3.68m x 3.48m)

Bathroom 11'8 x 7'6 (3.56m x 2.29m)

Garage 19 x 17'7 (5.79m x 5.36m)

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

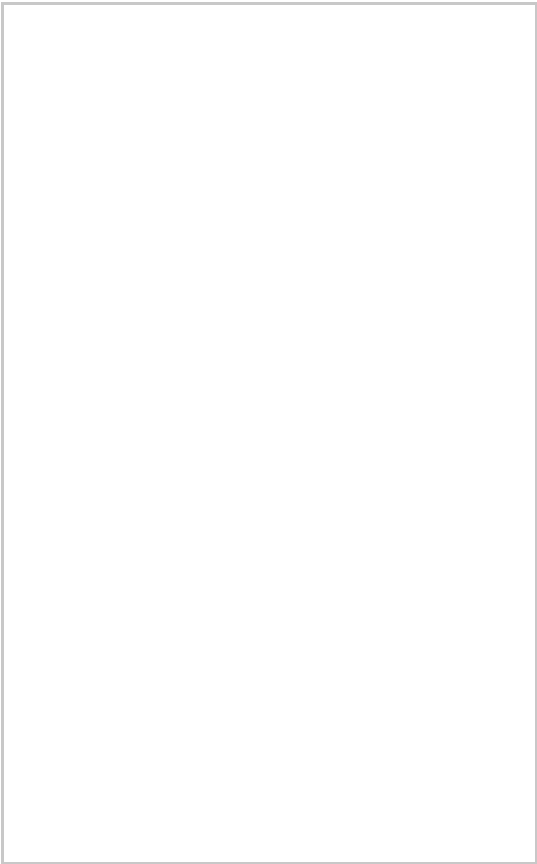
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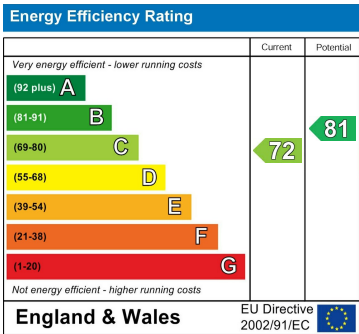
Area Map



Floor Plans



Energy Efficiency Graph



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